

ZONING BOARD OF APPEALS

October 6, 2010

A regularly scheduled meeting of the Zoning Board of Appeals of the Town of Trumbull was held in the Council Chambers of the Trumbull Town Hall on Wednesday, October 6, 2010.

Members Present: Richard Puskar, Chairman
Michael Muir, Carl Scarpelli, Joseph Vitrella and alternates
William Malmstedt, Richard Mayo and Dennis Miko

In the absence of Commissioner Savino, Dennis Miko was designated the fifth voting member for tonight's meeting.

A quorum being present the Chairman called the meeting to order at 7:32 p.m.

Application #10-30 – Reed Bocchino, 51 Endeavor Street

Variance of Art. III, Sec. 2.2.3 and Art. III, Sec. 7 with respect to insufficient yard requirements on a corner lot (Bonita Avenue) to install a 15'x30' above ground pool 8.16' from the rear property line.

The applicant, Reed Bocchino, was the presenter. A schematic of the proposed project along with a letter of support from the neighbor to the rear, Dominic Scerbo, 48 Pleasant Street, and pertinent photographs of the property were submitted into the record.

The submitted plan and photographs indicated the presence of adequate screening from the fence and hemlock trees located along the neighbor's rear property line. The drawings showed that the relocated shed would be situated outside of the 5' setback area.

Application #10-31 – Frank and Patricia LaPegna, 84 Killian Avenue

Variance of Art. III, Sec. 1 with respect to increasing the existing non-conformity to construct a 25'x15.5' one-story addition (existing deck to be removed) 15' from the E/S property line with a second story addition over the existing footprint.

Mr. and Mrs. LaPegna appeared. The proposal consisted of a master bedroom to be constructed over a section of the existing footprint. The only change to the footprint was to extend the family room to the end of the deck located in the rear. The submitted plans indicated the proposed construction to be in harmony with the neighborhood.

Front and rear photographs of the structure along with architectural drawings were submitted into the record. Letters of support from Allen and Janet Namian, 81 Killian

Avenue, Nelson and Carol Ladue, 78 Killian Avenue and Dick and Jane Greenwood, 94 Killian Avenue were also introduced.

Upon inquiry, the applicant informed that the existing ridge line would be maintained.

Application #10-32 – Diane Autore, 19 Sanford Avenue

Variance of Art. III, Sec. 1 with respect to insufficient yard requirements to construct a 580.50 sq. ft. two-story addition 48.3' from the front property line and 27.4' from the rear property line at its closest point, along with a proposed 12'x14' deck situated 34.4' from the rear property line.

Ms. Autore presented her construction plans for an addition that included two additional bedrooms and family room. There was no proposed change to the height of the existing roofline. The submitted plans showed the proposal to be in harmony with the character of the neighborhood. The aesthetic improvements to the structure were also noted. Upon inquiry, the applicant indicated that the existing workroom, attached to the structure, would be converted into living space.

The applicant then presented a letter of support from Jill and Brian Curley residing at 20 Sanford Avenue along with appraisal data, which were all submitted into the record.

The Chairman advised the applicant that the Town Engineer has indicated that the subject proposal will require a wetlands review to determine if it lies within a regulated area.

Application #10-33 – Susan R. Flynn, 61 Middlebrooks Avenue

Variance of Art. III, Sec. 1 with respect to insufficient yard requirements to expand existing deck to 14'x17' placing it 21.1' from the rear property line.

An overview of the proposed construction was provided by the applicant. The submitted plans were reviewed with a minor intrusion into the setback area being indicated.

Application #10-34 – Gene Feola, 49 Laurel Street

Variance of Art. III, Sec. 1 with respect to insufficient yard requirements to construct a 407 sq. ft. one-story addition 35.8' from the rear property line.

Gene Feola presented his plans for a kitchen/family room expansion off the rear of his house. Letters of support from two abutting neighbors, along with photographs of the property, were submitted for the record. The existing extensive landscape screening and the property's location at the end of a cul-de-sac was noted.

Application #10-29 – Robert Whitehead, 5206 Madison Avenue

Pursuant to Art. II, Sec. 1.1.2, Par. 3(b) and Art. IV, Par. 2 appeal of violation notice from the Zoning Enforcement Officer, dated July 12, 2010 concerning an unauthorized temporary storage structure and parking of commercial vehicles in a residential zone.

A letter from the applicant's attorney, Rayment Rizio, requesting a continuance to the next regularly scheduled meeting was read into the record.

MOTION MADE (Vitrella), seconded (Scarpelli) and unanimously carried (Puskar, Miko, Muir, Scarpelli, Vitrella) to continue Application #10-29 until the next regularly scheduled meeting (November 3, 2010).

This concluded the Public Hearing

REGULAR MEETING

The following applications were considered and the Commission took action as follows.

Application #10-30 – Reed J. Bocchino, 51 Endeavor Street

MOTION MADE (Vitrella), seconded (Scarpelli) and unanimously carried (Puskar, Miko, Muir, Scarpelli, Vitrella), to approve Application #10-30, as presented and plans submitted.

Application #10-31 – Frank & Patricia LaPegna, 84 Killian Avenue

MOTION MADE (Vitrella), seconded (Miko) and unanimously carried (Puskar, Miko, Muir, Scarpelli, Vitrella), to approve Application #10-31, as presented and plans submitted.

Application #10-32 – Diane Autore, 19 Sanford Avenue

MOTION MADE (Vitrella), seconded (Miko) and unanimously carried (Puskar, Miko, Muir, Scarpelli, Vitrella), to approve Application #10-32, subject to a wetlands review by the Town Engineer.

Application #10-33 – Susan R. Flynn, 61 Middlebrooks Avenue

MOTION MADE (Vitrella), seconded (Scarpelli) and unanimously carried (Puskar, Miko, Muir, Scarpelli, Vitrella) to approve Applications #10-33, as presented and plans submitted.

Application #10-34 – Gene Feola, 49 Laurel Street

MOTION MADE (Vitrella), seconded (Miko) and unanimously carried (Puskar, Miko, Muir, Scarpelli, Vitrella) to approve Application #10-34, as presented and plans submitted.

There being no further business to discuss a motion was made by Commissioner Vitrella and seconded by Commissioner Miko to adjourn.

The October 6, 2010 meeting of the Zoning Board of Appeals adjourned at 8:10 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog
Clerk of the Zoning Board of Appeals